

# Valley Center Community Planning Group

## Minutes for the August 9, 2010 Regular Meeting

**Chairman: Oliver Smith Vice Chairman: Ann Quinley Secretary: Deborah Hofler**

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent Ab=Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance  
With N=Nay P=Present SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: August 31, 2010

Approved: September 18, 2010

1. Call to Order and Roll Call by Seat #:											07:00			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A N D E R S O N	D A V I S	H O F L E R	V I C K	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	V A C A N T	R U D O L F	C H R I S T I A N S O N	B A C H M A N
P	P	P	P	P	P	P	P	P	P	P		P	P	P

Notes:

Quorum Established: 14

Yes ( X )

2.	Pledge of Allegiance
3.	Approval of Minutes:

Notes: The minutes have not been disseminated. Waiting for a document to include.

4.	Open Forum:
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- a) Larry Glavinic – If you have the law on your side, you argue on the side of the law. You do not use explanatives.

5.	Announcements & Items of Public Interest:
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- a) Discussion of Planning Commission hearing and discussion on PAA 09-007, Accretive's proposed development in the west of Valley Center (Smith). Britsch recused himself for this announcement. DPLU stated that this project has nothing to do with reducing density in the Villages. The slopes depicted on the VC Community Plan maps were accurate. The decision by the P.C. was put a decision off until the B.O.S. approved the GPU.
- Rudolf – Was puzzled by the fact that County Council did not say anything when the decision was announced. The B.O.S. had stated that the PAA must stand alone, not as part of the GPU. It was nice seeing the farmers stating that they are thriving and do not want their livelihood taken away.
- John Rilling – representative of Accretive Investments – The P.C. wanted more facts and details from the applicant. These include services, roads, water/sewer, etc.....Would like the P.G. to form a subcommittee to help them along in this process.
- Rudolf – We did have a subcommittee which came up with the initial report. It is interesting that the P.C. is asking the applicant to do fact finding which typically would cause an amendment of a PAA. However, feels that a SC may be a good idea.
- Herigstad – Has the applicant considered development as zoned today? They would not need a PAA.
- Vick – With other projects, developers met with subcommittees before their PAAs were submitted. They have worked with existing SCs.
- Hofler – We have always formed SC's for individual projects when the developers have asked and been willing to work with us, even before the PAA was submitted.
- Smith – Would be willing to form a SC and be the Chair.
- Rudolf – Against forming a SC until we have a project to review.
- Smith – All info would go through the Chair and vice chair. A SC will be formed when there is information to review.
- Glavinic – Would like to see traffic modeling done.
- Smith- The County has stated that it does not have time to do a traffic model.

- b) Announcement and discussion of Lilac Ranch time extension. The item was before the Board of Supervisors on August 4, 2010 to extend the time allowable for a major subdivision improvement agreement for the project. The project was recommended for a two year time extension. The project is substantially completed and there is limited work remaining for full competition.

	(Quinley). This is not our Lilac Ranch that is owned by Lou Wolshiemer. This is a smaller project in the same general vicinity. County is willing to give them a two year time extension.													
6.	<b>Land Use Items:</b>													
6.a.	<b>Lilac Ridge Wireless Telecommunication facility at 10378 Lavender Point Lane in Escondido; 3300-10-010 (P10-010)., Environmental Log No ER10-02-005; DPLU has revised the application submitted for this Major Use Permit and is providing application with information as a guide to further processing of the application. (DPLU Planner is Michelle Chan at 858-694-2610). (Anderson)</b>													
<p><b>Discussion &amp; Comments:</b> Ted Marioncelli represents Verison. The cell tower will be a 35 foot fake broad leaf tree on a large parcel near the water tower. It will be enclosed with equipment inside a building. The building will match the residence. A stucco building with a tile roof.</p> <p>Davis – How many other mounts are on the tower for co-location? A: One additional but they would have to build another equipment enclosure.</p> <p>Vick – the closest house? A: Approx. 500 feet.</p> <p>Robert Austin – How many speakers on the tower? 12.</p>														
<b>Motion:</b> Approve the project as presented.														
A N D E R S O N	D A V I S	H O F L E R	V I C K	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	V A C A N T	R U D O L F	C H R I S T I A N S O N	B A C H M A N
Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y
Maker/Second: Bachman/Christianson								Carries (Y-N-A): 14 – 0 – 0						
Notes:														
6.b.	<b>Discussion and vote on Malcolm Smith, owner of Powerland Equipment and a 30 year resident of Valley Center to the South Village Sub-Committee (Vick)</b>													
Discussion & Comments: Vick – Mr. Smith has been very involved in the road median issue and has been helpful with his input over time. There are currently 6 people on the South Village Subcommittee.														
<b>Motion:</b> To add Malcom Smith to the South Village Subcommittee														
A N D E R S O N	D A V I S	H O F L E R	V I C K	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	V A C A N T	R U D O L F	C H R I S T I A N S O N	B A C H M A N
Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y
Maker/Second: Vick/Rudolf								Carries (Y-N-A): 14 – 0 – 0						
Notes: Bill Lewis is holding a preplanning meeting for development of Conyn Dairy at Wynn Engineering August 17, 2010 at 5:30 pm.														
6.c.	<b>TM5315 RPL6 Beauvais Tentative Map, APN 185-230-91; Valley Center South of Old Castle Rd near Red Mountain Drive, 8 lot+ street subdivision on 23.2 acres. Developer Jerry Gaughan, Stone Summit LLC. DPLU Project Manager is Kristina Jeffers. (Bachman)</b>													
Discussion & Comments: Continued														
6.d.	<b>Report from the Mobility Subcommittee and possible vote on options for improvements to Cole Grade Road. (Davis)</b>													
<p><b>Discussion &amp; Comments:</b> Davis: Plan to get citizen input at one more meeting to put ideas together for a better plan. These will occur at the lower elementary school. This will affect citizens on Cole Grade road. We are currently asking for 2 lanes either way with a turning lane. We will get all community input. Date to be determined and will be noticed in the road runner. Trying to keep this to a 3 month time line.</p>														
6.e.	<b>Discussion and vote on the DPLU staff recommendation to allow neighborhood</b>													

**Commercial on the revised GPU Land Use Map (Planning Commission Endorsed April 2010) and Zoning Consistency to C-40 for approximately 14,000 square feet behind Countryside Veterinary Hospital at 29209 Cole Grade Road. (Rudolf).**

**Discussion & Comments:** Hofler recused from action item involves property that she owns. GPU update subcommittee has made its recommendations to the VCCPG on its findings. Topic tonight is 14,000 sq feet at the rear of the existing veterinary clinic that does not connect to Fruitvale. Hofler property is one of a few that is not consistent with the GPU update. The update proposal is to change the residential to residential C-40 residential commercial. The committee made the appropriate notification on the approval of the sub committee to approve the C-40. Dr. Hofler had made her presentation for the changes to her property at the sub committee. Very late negotiated land use designation change to the property. June subcommittee item was brought up by Dr. Hofler for staff to change to 14,000 to A-70 to allow to board dogs with a minor use permit in which Dr. Hofler accepted that. A-70 was discussed at the subcommittee level to possibly remediate other items of conflict involving horses in other parts of the area. C-40 on one side and Rural Residential on the other side.

Dr. Hofler spoke about the GPU proposed changes to the Cole Grade area which will eliminate the parking area in front of her veterinary clinic. The County also downzoned the Commercial portion of her property from General Commercial to Neighborhood Commercial. The county agreed and has worked with Dr. Hofler for years on a zoning overlay which would keep the existing area commercial and allow the changes of the rear of the property to grow with her commercial designation. This would offset the downzone and allow for equity. This is about advance planning and working with the County vs. just suing the County for inequity. A-70 was thought to be the proper way to designate the property, but the county didn't agree and wanted it changed to C-40. There was a hand drawn line that was made on the map to show a square piece of property that is commercial. This property is for the future expansion of the business and parking for future employees. This is not for boarding of animals. This is to include veterinary services and the boarding limited to medical purposes only and no dog runs and/or facilities outside buildings. O designator's are used for boarding is allowed. If you look at where O designators are located, all are on residential lots.

Speaker: Shelly Burlington – Handout given to show area on map. Existing house is on the property and converted garage to the “groom room”. According to verbal notification from the county, there are no permits that allow her to run businesses in a residential portion of the property. Per conversation that she had with employee of Hofler, they had a separate area that dogs can run free and board. Dr. Hofler failed to discuss that in 2004 she allowed a doggy day care to open and allowed 30-35 dogs to come to doggy day care. Hofler trimmed only tree on property and allowed dogs to bark all day and into the night until 7:00. This is located near her bedroom window. The neighbors and I retained legal counsel and filed suit with the county. Per the county, the property was in violation of code sections and the county forced her to shut the business down.

Speaker Kathy Story: Pictures given to planning board that show dwellings on her property and how they are being used. Dr. Hofler asked for support of the neighbors on her proposed changes.

Rudolf to Story – to your knowledge is there boarding going on there now??? Story – I hear dogs but I cannot say for sure.

Roberson to Story – is barking going on now at night?? Story – no

Robertson – 2 issues 1. change zoning 2. code violation

Rudolf – existing cages are on the property for boarding dogs and that I have personal knowledge that dogs are being boarded on the property. Per code enforcement, there are open cases on this issue and are unresolved due to the GPU update.

Hofler: Since the minute that I started my business and turned dirt, my neighbor has called the county

and ensured that I was doing everything properly. Rudolf has requested the mediation documents which were not presented. Mediation was that commercial transactions will be conducted on the commercial portion of the property. These conditions have been followed to the letter. 2 paws up came to Hofler and requested to put the doggy day care on the property. Hofler leased property with the lessee that they were responsible for all conditions for the proper licensing. Code enforcement didn't allow them to do this and they left the property and relocated. The lit cigarette was from a renter on the property and was not made unaware. The fire department was called and I made the tenant clean all mess. The open case is for a tenant living on the property. Code enforcement will not rule on the open case until the GPU is decided upon. No new construction on the residential property since 1988.

Burrington: in 2003, Hofler converted the garage into a shop and has permits for the change. I have tried to speak with her about the property and refuses to speak with me about it.

Joe (Hofler Husband): nobody is blameless. Code enforcement has been called the first day we started working on the property. Neighbor's dogs bark at hours of the night. We are trying to add to the community with our business. No dogs are outside as of this point. We did have dogs out there when we leased to doggy day care, but we asked them to leave and this it not the case. This happened 6 years ago.

Vick – I take my animals to Dr. Hofler and I agree that there needs to be a way to allow the dogs to stay and not bother the neighbors.

Davis: I have no protection from my bad neighbors and I agree that there is something that needs to be done. There is a meeting point that can work for all parties involved.

Bachman: Why were not these issues brought up at the last sub committee meeting when we voted on this? Hofler- I didn't realize that this was going to be an issue with the neighbors. I didn't feel that this was relevant to the discussion as it happened 6 years ago and was with a tenant.

Britsch: we need to make determination on what we need to do.

Robertson: The intention is to add parking? Hofler: I would like to convert the house to offices for doctors and add a rehabilitation facility for animals. Robertson: if the zoning is not changed, can you get a major use permit? Hofler- No Rudolf: yes there can be a permit issued for these purposes and it should be changed to A-70 which allows veterinary services.

Vick – with that designation would boarding be allowed? Rudolf – yes, a condition can be made.

Hofler – You cannot ask for Neighborhood commercial with a zoning overlay of A70. It is not congruent with the zoning ordinance.

Rudolf – Bob Citrano stated that we could.

**Motion:** land use designation changed from residential to Neighborhood commercial zoning with A-70 zoning overlay for the small square that staff brought to us and does not include the “added” area that was penciled in at the last subcommittee meeting which would require a minor use permit (14,000 sq ft).

A N D E R S O N	D A V I S	H O F L E R	V I C K	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	V A C A N T	R U D O L F	C H R I S T I A N S	B A C H M A N
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Y	N	AB	Y	Y	Y	Y	Y	Y	N	Y		Y	Y	Y
Maker/Second: Rudolf / Montross								Carries (Y-N-A): 11-2-0						
Notes: Hofler recused due to financial involvement with the property.														
<b>6.f.</b>		Discussion and vote on Mobility Sub-committee's recommendation that Steve Hutchinson and Anne Geinzer, both subcommittee members be assigned to a year long DPLU pilot program to develop emergency evacuation plans for unincorporated San Diego County communities. The participation of representatives from the San Diego Sheriff's Department, Valley Center CERT, Valley Center Large Animal Safety Team, Valley Center Fire Safe Council and the Farm Bureau are also recommended. (Davis)												
<b>Discussion &amp; Comments:</b>														
Davis: received email from Bob Citrano reviewing evacuation route studies... Steve Hutchinson was on the selection committee that will be involved in 4-6 meetings to discuss the process and finalize what they are going to do. Citrano has requested all agencies be involved to ensure complete coverage. Davis requests to have one additional VCCPG person on the committee, Smith volunteered. Meetings will be held during regular business hours. Davis requests to have other community planning groups added to the committee to ensure complete coverage.														
<b>Motion:</b> recommendation for 3 individuals (Anne Geinzer, Steve Hutchinson, and Oliver Smith) to the year long DPLU pilot program for an evacuation plan														
A N D E R S O N	D A V I S	H O F L E R	V I C K	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	V A C A N T	R U D O L F	C H R I S T I A N S O N	B A C H M A N
Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y
Maker/Second: Davis/ Vick								Carries (Y-N-A): 14-0-0						
Notes:														
<b>7.</b>		<b>Announcements &amp; Items of Interest to the VCCPG:</b>												
<b>8.</b>		<b>Subcommittee Reports &amp; Business:</b>												
a)	Mobility – Bob Davis, Chair.													
b)	GP Update – Richard Rudolf, Chair.													
c)	Nominations – Hans Britsch, Chair.													
d)	Northern Village – Keith Robertson, Chair.													
e)	Parks & Rec. – David Montross, Chair.													
f)	Rancho Lilac – Ann Quinley, Chair. - inactive													
g)	Southern Village – Jon Vick, Chair.													
h)	Spanish Valley – Oliver Smith, Chair. - inactive													
i)	Tribal Liaison – Paul Herigstad, Chair.													
j)	Website – Robert Davis, Chair. –													
k)	Pauma Ranch – Ann Quinley and Keith Robertson, Chairs. - inactive													
l)	Castle Creek – Oliver Smith, Chair. - inactive													
m)	Equine Rezoning – Paul Herigstad, Chair.													
<b>9.</b>		<b>Correspondence Received:</b>												
a.	DPLU to distribution, San Diego County Planning Commission, Final Agenda for Friday July 25, 2010, includes a copy of Amendments to the San Diego County Zoning Ordinance Related to Solar Energy and amendments to the San Diego Zoning Ordinance Related to small, medium and large wind turbine systems.													
b.	DPLU to VCCPG; Minor Use Permit Modification ZAP03-011W to Minor Use Permit 3401-03-011-02 to allow AT&T Mobility to construct an unmanned wireless telecommunications facility consisting of 2 monopoles one 40 feet in height and the other 35 feet in height on the site of an existing Valley Center Municipal Water District reservoir at 29300 Valley Center Drive consisting of two tanks. Decision of													

DPLU becomes final on June 16, 2010 at 4 PM

- c. County of San Diego Registrar of Voters to distribution. Provides a Candidate Filing Guide for candidates intending to seek election to the Community Planning Group on November 2, 2010. Candidate filing will begin on July 12 and end on August 6 at 5:00 PM. All forms must be signed by the candidate and received not postmarked by the Registrar of Voters Office at 5201 Ruffin Road in San Diego no later than 5 PM on August 6<sup>th</sup>.
- d. Planning Commission of County of San Diego to distribution; Public Hearing on July 23, 2010 on Yellow Brick Road Wireless Telecommunication Facility; 3300-041 proposed by AT&T mobility at 30230 Yellow Brick Road. Facility would include 12 panel antennas and 24 transition modifying antennas on two 40 foot tall faux broadleaf elm trees.
- e. DPLU to VCCPG; TPM 21143, ER 08-08-023; Rios Minor Subdivision, 12902 Mira De Valle Rd. has been withdrawn (DPLU Planner is Kristina Jeffers 858-694-3373) (Smith)
- f. DPLU to VCCPG; 3000-10-019; AD10-019; project name Shupe Second Dwelling; Robert and Catherine Shupe; 26632 Oak Trail Road. The project involves the placement of a 1,200 square foot second dwelling (mobile or manufactured home) for daughter and her family. The Shupe's property is 4.8 acres. (DPLU Planner Kevin Johnston 858-694-3084) (Bob Davis for VCCPG)
- g. DPLU to VCCPG; 3500-10-013 (S10-013) "B" designator; Matz Commercial Building, 8719 Old Case Road, Escondido; owner is R. Matz, 11233 Rolling Hills Way; contact person is James Scott Fleming; 619-743-5770. Construct an 8,000 SF commercial building on the site of a previous 6,000 SF building. Building will include a restaurant/deli, 2 additional restaurants, dentist office and miscellaneous office space and additional parking. (DPLU Planner is Elyce Shorb at 858-694-3913) (Jon Vick for VCCPG)
- h. City of Escondido to distribution. Notice of Preparation of a Program Environmental Impact Report for a General Plan Update and climate action plan. City Case numbers PHG 09-0020, PHG 10-0016. Response must be received by August 30, 2010 to Jay Petrek 760-839-4556.
- i. DPLU to VCCPG; Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration; 3803 10-002, ER Log No. 10-00-002 Zoning Ordinance update No 28 and County Code Amendments. Proposes Amendments to the County of San Diego Zoning Ordinance and County Code.

<b>10.</b>	<b>Requests for Items on Upcoming Agendas:</b>	
a)		
<b>11.</b>	<b>Motion to Adjourn:</b>	
	Maker/Second: Rudolf/Christianson	Vote: 14-0-0 9:50 pm
Notes:		